

## Newport, Isle of Wight



- **3 Bedroom with additional study**
- **Garage and Driveway**
- **2 x Shower rooms**
- **Modern Kitchen and separate utility room**
- **Highly sought after position**



## About the property

A wonderful family home in excellent condition throughout and providing a cleverly designed extension to further the already well sized living spaces and ensure this super three bedroom semi-detached home ticks all the boxes.

Tucked away in a quiet position, this property sits in the desirable location of Shide, within a quiet cul de sac and yet still particularly convenient for getting into the Newport High St and town centre. You will find the Shide Cycle Track on your doorstep as well as Marks and Spencer store.

A driveway to the front, the property also offers a garage to the rear with additional access via the rear garden. The property itself is superbly maintained both inside and out with light, bright and airy downstairs living spaces and both a modern kitchen and utility room.

The property offers two reception rooms with the extension allowing for a study/office space and a shower room. The first floor comprises three family sized bedrooms and a further shower room too, the space follows suit with the rest of the property in being immaculately kept and well presented.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
EPC - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall  
Study 10'4 x 8'9  
Shower Room  
Lounge 13'3 x 12'3  
Dining Room 17'2 x 8'3  
Utility Room  
Kitchen 11'2 x 8'3

### FIRST FLOOR

Landing  
Bedroom 1 11' x 10'7  
Bedroom 2 11'3 x 10'  
Bedroom 3 8'7 x 6'2  
Shower Room

### OUTSIDE

Front Garden  
Driveway  
Rear Garden  
Garage

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		